HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

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New Home Market

Starts Trend Higher in Hamilton

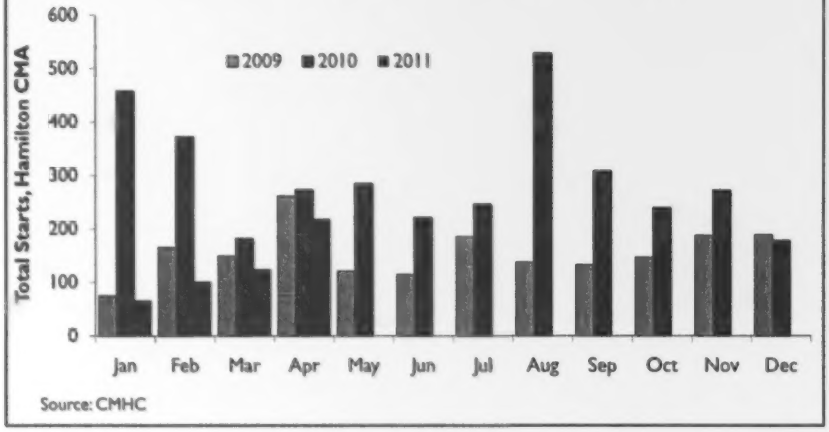
New home starts in the Hamilton and Brantford Census Metropolitan Areas (CMA) reached their highest monthly level this year in April, although they were lower than the same month in 2010. Starts fell for nearly all home types, and the bulk of the decline came from the low-rise sector, in both the Hamilton and Brantford CMAs. Starts of single-detached and semi-detached homes fell by nearly half as compared to a year ago in the Hamilton CMA, and by about 40 per cent in the Brantford CMA.

Burlington Single-Detached Homes Push Starts Up

Starts fell in all submarkets across the Hamilton CMA, except for Stoney Creek and Burlington. Starts were especially low in Flamborough, where only one single-detached home was

Figure 1

Hamilton Starts Trend Higher in April



Source: CMHC

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started as compared to 90 homes a year ago. In nearby Burlington, however, starts of single-detached homes contributed to approximately one-third of all single-detached starts in the CMA. In the Brantford CMA, starts were concentrated in Brantford, where townhouse starts contributed to approximately half of the total starts in the CMA.

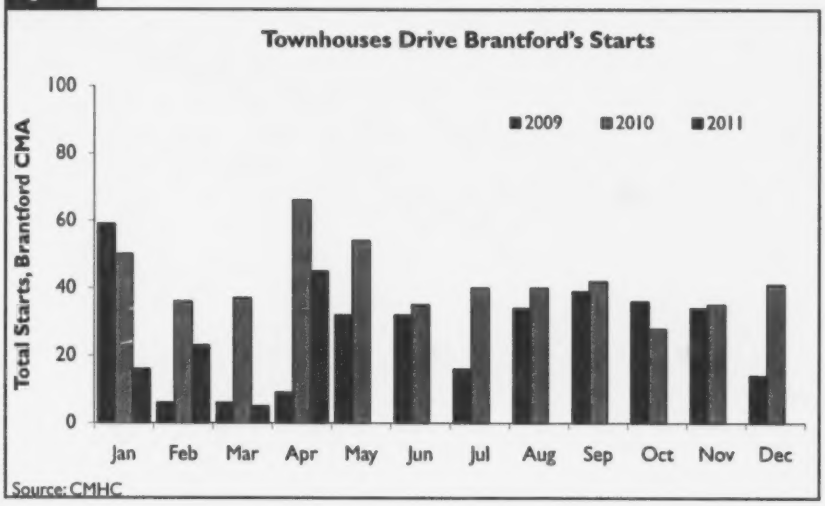
Fewer Buyers in the Market for a New Home

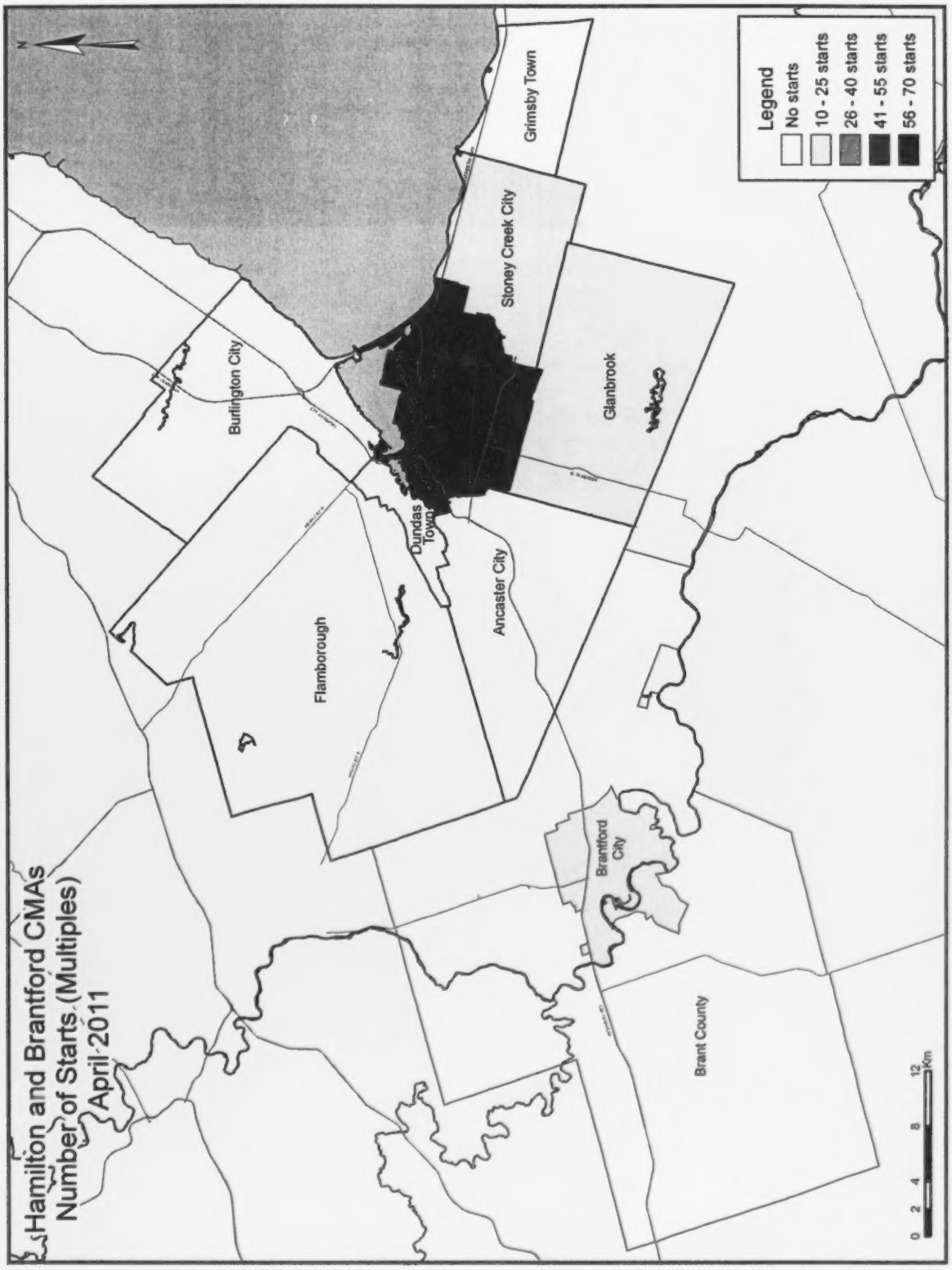
While land constraints and higher costs to build in some areas continued to be a hindrance to new residential construction, buyer demand for new homes also declined. Higher mortgage rates in April and declining participation rates in the labour force over the past few months in both the Hamilton and Brantford CMAs indicate some hesitation on the part of buyers to make major purchases such as buying a home.

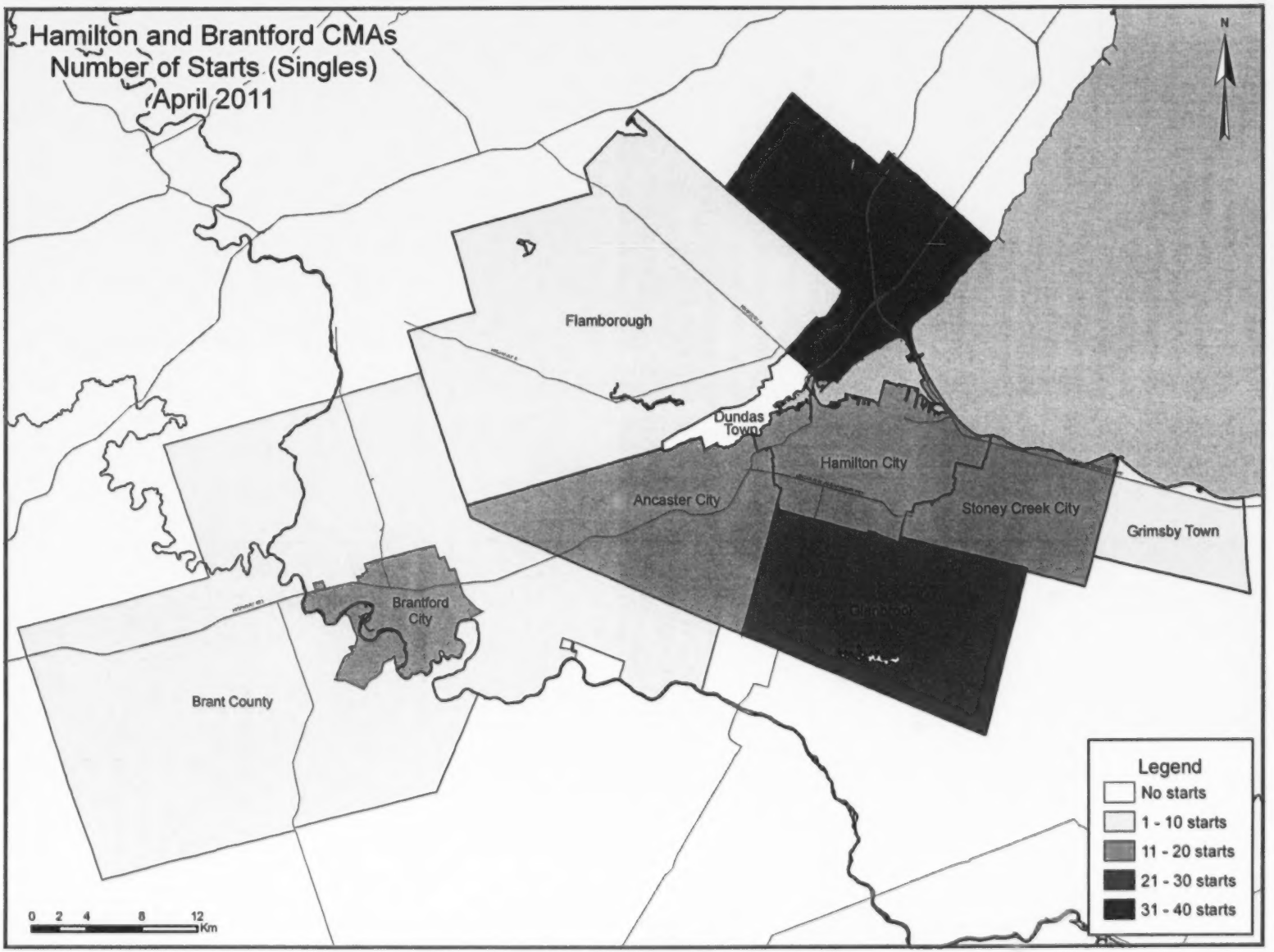
Average Price Still Rising

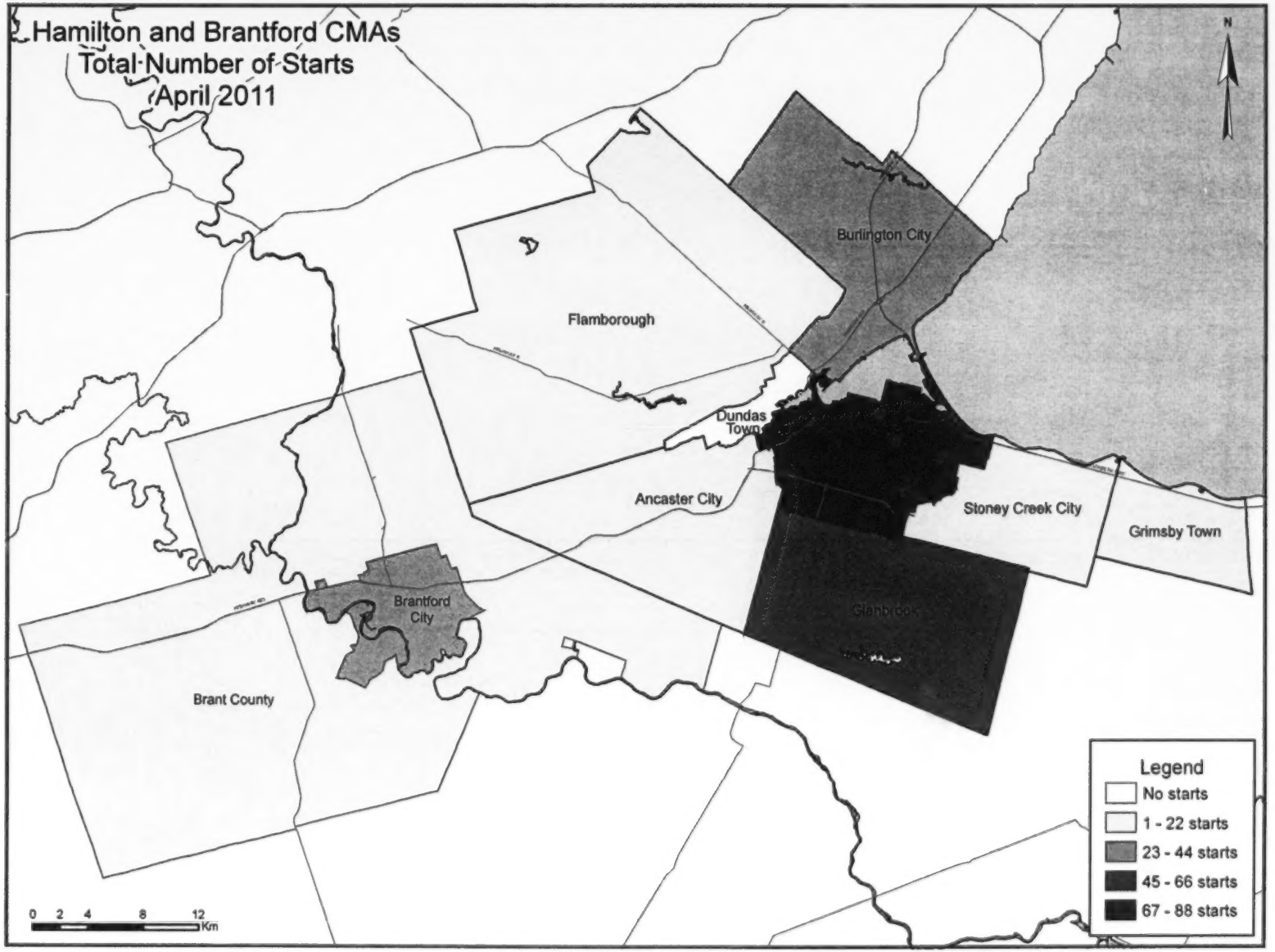
The average price of a new, single-detached home in the Hamilton CMA rose higher last month, although the median price declined, indicating that there was a greater proportion of single-detached homes priced at the lower end of the range this year. The most notable change from last year was the increase in the proportion of these homes sold in the $300,000-$350,000 price range. In the Brantford CMA, both of the average and median price of a single-detached home rose in April. The bulk of the new, single-detached homes sold was in Brantford and priced in the $250,000-$300,000 range.

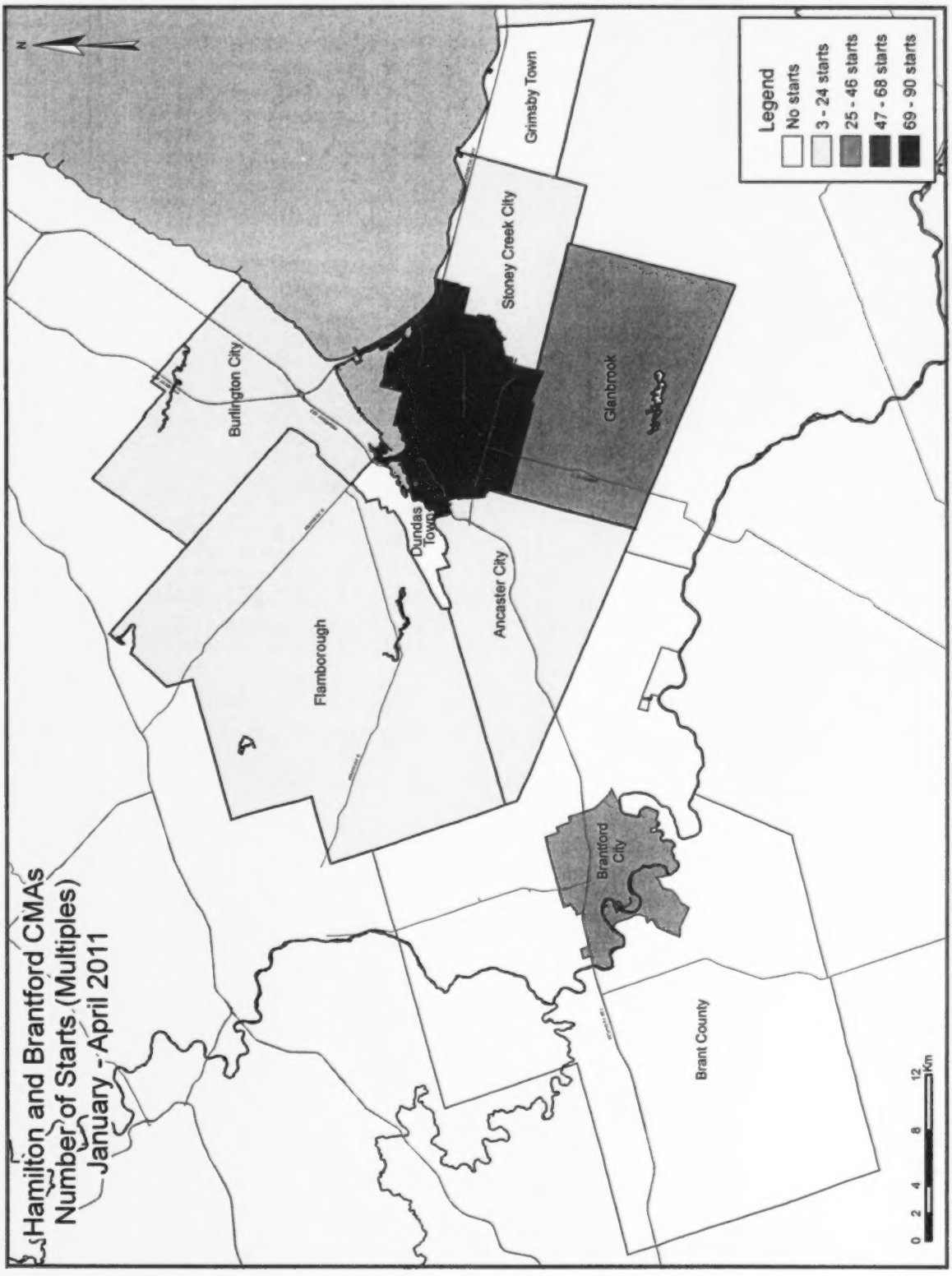
Figure 2

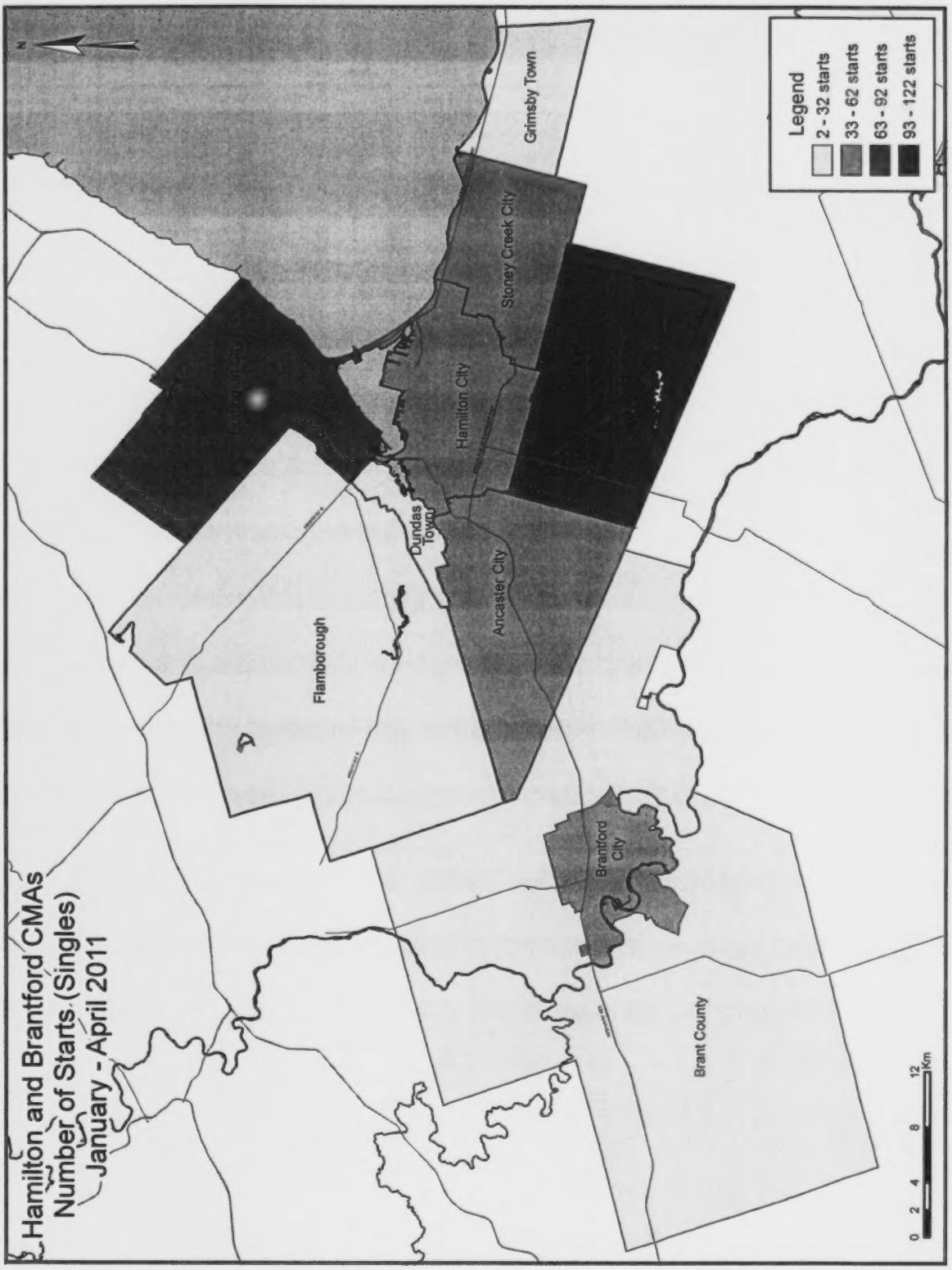



Hamilton and Brantford CMAs
Number of Starts (Multiples)
April 2011
N
Legend
No starts
10 - 25 starts
26 - 40 starts
41 - 55 starts
56 - 70 starts
Grimsby Town
Stoney Creek City
Burlington City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
April 2011
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Brant County
Legend
No starts
1 - 10 starts
11 - 20 starts
21 - 30 starts
31 - 40 starts
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Total Number of Starts
April 2011
N
Burlington City
Flamborough
Dundas Town
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12
Km
Legend
No starts
1 - 22 starts
23 - 44 starts
45 - 66 starts
67 - 88 starts


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - April 2011
N
Legend
No starts
3 - 24 starts
25 - 46 starts
47 - 68 starts
69 - 90 starts
Grimsby Town
Stoney Creek City
Burlington City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - April 2011
Legend
2 - 32 starts
33 - 62 starts
63 - 92 starts
93 - 122 starts
Grimsby Town
Stoney Creek City
Hamilton City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

Hamilton and Brantford CMAs
Total Number of Starts
January - April 2011
N
Flamborough
Dundas Town
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Brant County
Legend
2 - 40 starts
41 - 78 starts
79 - 116 starts
117 - 154 starts
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2011	117	2	36	0	5	0	0	59	219
April 2010	186	32	39	0	16	0	0	0	273
% Change	-37.1	-93.8	-7.7	n/a	-68.8	n/a	n/a	n/a	-19.8
Year-to-date 2011	369	6	50	1	16	0	0	71	513
Year-to-date 2010	523	98	175	0	112	182	0	195	1,285
% Change	-29.4	-93.9	-71.4	n/a	-85.7	-100.0	n/a	-63.6	-60.1
UNDER CONSTRUCTION									
April 2011	794	56	354	4	160	712	2	266	2,348
April 2010	708	142	341	3	409	746	0	377	2,727
% Change	12.1	-60.6	3.8	33.3	-60.9	-4.6	n/a	-29.4	-13.9
COMPLETIONS									
April 2011	152	10	58	4	2	0	0	0	226
April 2010	98	40	15	2	18	0	0	0	173
% Change	55.1	-75.0	**	100.0	-88.9	n/a	n/a	n/a	30.6
Year-to-date 2011	490	34	228	5	21	0	0	0	778
Year-to-date 2010	371	66	91	3	183	0	0	82	796
% Change	32.1	-48.5	150.5	66.7	-88.5	n/a	n/a	-100.0	-2.3
COMPLETED & NOT ABSORBED									
April 2011	31	4	9	1	3	0	0	58	106
April 2010	61	14	28	10	8	11	0	0	132
% Change	-49.2	-71.4	-67.9	-90.0	-62.5	-100.0	n/a	n/a	-19.7
ABSORBED									
April 2011	148	9	54	6	2	0	0	124	343
April 2010	80	42	20	1	21	0	0	0	164
% Change	85.0	-78.6	170.0	**	-90.5	n/a	n/a	n/a	109.1
Year-to-date 2011	476	32	240	9	21	11	0	124	913
Year-to-date 2010	336	53	86	1	180	2	0	0	658
% Change	41.7	-39.6	179.1	**	-88.3	**	n/a	n/a	38.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2011	20	0	21	0	4	0	0	0	45
April 2010	26	2	8	0	0	0	0	30	66
% Change	-23.1	-100.0	162.5	n/a	n/a	n/a	n/a	-100.0	-31.8
Year-to-date 2011	56	0	24	0	9	0	0	0	89
Year-to-date 2010	72	2	32	1	16	0	0	66	189
% Change	-22.2	-100.0	-25.0	-100.0	-43.8	n/a	n/a	-100.0	-52.9
UNDER CONSTRUCTION									
April 2011	130	4	37	0	77	0	0	0	248
April 2010	85	2	35	1	49	0	0	66	238
% Change	52.9	100.0	5.7	-100.0	57.1	n/a	n/a	-100.0	4.2
COMPLETIONS									
April 2011	13	2	0	0	0	0	0	0	15
April 2010	13	0	0	0	8	0	0	0	21
% Change	0.0	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-28.6
Year-to-date 2011	76	2	0	0	0	0	12	0	90
Year-to-date 2010	71	2	3	1	14	0	0	0	91
% Change	7.0	0.0	-100.0	-100.0	-100.0	n/a	n/a	n/a	-1.1
COMPLETED & NOT ABSORBED									
April 2011	31	0	7	0	19	3	6	4	70
April 2010	30	0	2	0	10	0	0	2	44
% Change	3.3	n/a	**	n/a	90.0	n/a	n/a	100.0	59.1
ABSORBED									
April 2011	15	2	0	0	3	0	0	0	20
April 2010	14	0	3	0	8	0	0	0	25
% Change	7.1	n/a	-100.0	n/a	-62.5	n/a	n/a	n/a	-20.0
Year-to-date 2011	74	2	1	0	5	0	6	0	88
Year-to-date 2010	78	2	7	2	24	18	0	0	131
% Change	-5.1	0.0	-85.7	-100.0	-79.2	-100.0	n/a	n/a	-32.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
April 2011	71	2	36	0	5	0	0	59	173
April 2010	152	12	39	0	4	0	0	0	207
Former Hamilton City									
April 2011	18	0	11	0	0	0	0	59	88
April 2010	35	2	5	0	4	0	0	0	46
Stoney Creek City									
April 2011	11	2	8	0	0	0	0	0	21
April 2010	7	4	5	0	0	0	0	0	16
Ancaster City									
April 2011	14	0	0	0	0	0	0	0	14
April 2010	18	2	0	0	0	0	0	0	20
Dundas Town									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	5	0	0	0	0	0	0	0	5
Flamborough									
April 2011	1	0	0	0	0	0	0	0	1
April 2010	57	4	29	0	0	0	0	0	90
Glanbrook									
April 2011	27	0	17	0	5	0	0	0	49
April 2010	30	0	0	0	0	0	0	0	30
City of Burlington									
April 2011	40	0	0	0	0	0	0	0	40
April 2010	16	20	0	0	12	0	0	0	48
Grimsby									
April 2011	6	0	0	0	0	0	0	0	6
April 2010	18	0	0	0	0	0	0	0	18
Hamilton CMA									
April 2011	117	2	36	0	5	0	0	59	219
April 2010	186	32	39	0	16	0	0	0	273
Brant County									
April 2011	7	0	0	0	0	0	0	0	7
April 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2011	13	0	21	0	4	0	0	0	38
April 2010	22	2	8	0	0	0	0	30	62
Brantford CMA									
April 2011	20	0	21	0	4	0	0	0	45
April 2010	26	2	8	0	0	0	0	30	66

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
April 2011	575	14	274	0	114	144	2	266	1,389
April 2010	533	26	304	3	314	207	0	195	1,583
Former Hamilton City									
April 2011	121	8	50	0	44	20	2	266	511
April 2010	143	4	17	0	86	83	0	195	529
Stoney Creek City									
April 2011	96	4	57	0	2	0	0	0	159
April 2010	63	4	24	0	0	0	0	0	91
Ancaster City									
April 2011	141	0	31	0	12	62	0	0	246
April 2010	121	8	102	0	80	62	0	0	373
Dundas Town									
April 2011	24	0	0	0	0	62	0	0	86
April 2010	17	2	6	3	30	62	0	0	120
Flamborough									
April 2011	39	2	33	0	0	0	0	0	74
April 2010	83	8	94	0	0	0	0	0	185
Glanbrook									
April 2011	154	0	96	0	56	0	0	0	306
April 2010	103	0	54	0	118	0	0	0	275
City of Burlington									
April 2011	175	42	80	0	34	568	0	0	899
April 2010	118	116	37	0	89	539	0	182	1,081
Grimsby									
April 2011	44	0	0	4	12	0	0	0	60
April 2010	57	0	0	0	6	0	0	0	63
Hamilton CMA									
April 2011	794	56	354	4	160	712	2	266	2,348
April 2010	708	142	341	3	409	746	0	377	2,727
Brant County									
April 2011	45	0	6	0	13	0	0	0	64
April 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2011	85	4	31	0	64	0	0	0	184
April 2010	64	2	29	1	49	0	0	66	211
Brantford CMA									
April 2011	130	4	37	0	77	0	0	0	248
April 2010	85	2	35	1	49	0	0	66	238

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
April 2011	121	2	25	3	2	0	0	0	153
April 2010	69	4	15	1	18	0	0	0	107
Former Hamilton City									
April 2011	22	0	4	0	0	0	0	0	26
April 2010	22	0	0	0	7	0	0	0	29
Stoney Creek City									
April 2011	15	0	16	0	2	0	0	0	33
April 2010	14	0	12	0	0	0	0	0	26
Ancaster City									
April 2011	50	0	0	0	0	0	0	0	50
April 2010	19	2	0	0	0	0	0	0	21
Dundas Town									
April 2011	3	0	0	3	0	0	0	0	6
April 2010	1	0	0	1	0	0	0	0	2
Flamborough									
April 2011	12	2	5	0	0	0	0	0	19
April 2010	4	2	0	0	0	0	0	0	6
Glanbrook									
April 2011	19	0	0	0	0	0	0	0	19
April 2010	9	0	3	0	11	0	0	0	23
City of Burlington									
April 2011	22	8	12	0	0	0	0	0	42
April 2010	20	36	0	0	0	0	0	0	56
Grimsby									
April 2011	9	0	21	1	0	0	0	0	31
April 2010	9	0	0	1	0	0	0	0	10
Hamilton CMA									
April 2011	152	10	58	4	2	0	0	0	226
April 2010	98	40	15	2	18	0	0	0	173
Brant County									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2011	13	2	0	0	0	0	0	0	15
April 2010	11	0	0	0	8	0	0	0	19
Brantford CMA									
April 2011	13	2	0	0	0	0	0	0	15
April 2010	13	0	0	0	8	0	0	0	21

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
April 2011	23	2	9	1	0	0	0	0	35
April 2010	32	1	23	0	1	0	0	0	57
Former Hamilton City									
April 2011	5	0	0	0	0	0	0	0	5
April 2010	1	0	0	0	0	0	0	0	1
Stoney Creek City									
April 2011	13	0	6	0	0	0	0	0	19
April 2010	25	0	20	0	1	0	0	0	46
Ancaster City									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	0	0	0	0	0	0	0	0	0
Dundas Town									
April 2011	0	2	0	1	0	0	0	0	3
April 2010	1	0	0	0	0	0	0	0	1
Flamborough									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	3	0	0	0	0	0	0	0	3
Glanbrook									
April 2011	1	0	3	0	0	0	0	0	4
April 2010	2	1	3	0	0	0	0	0	6
City of Burlington									
April 2011	1	2	0	0	3	0	0	58	64
April 2010	14	13	5	0	5	11	0	0	48
Grimsby									
April 2011	7	0	0	0	0	0	0	0	7
April 2010	15	0	0	10	2	0	0	0	27
Hamilton CMA									
April 2011	31	4	9	1	3	0	0	58	106
April 2010	61	14	28	10	8	11	0	0	132
Brant County									
April 2011	2	0	5	0	0	0	0	0	7
April 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2011	29	0	2	0	19	3	6	4	63
April 2010	23	0	1	0	10	0	0	2	36
Brantford CMA									
April 2011	31	0	7	0	19	3	6	4	70
April 2010	30	0	2	0	10	0	0	2	44

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
April 2011	119	3	21	3	2	0	0	0	148
April 2010	67	4	16	1	19	0	0	0	107
Former Hamilton City									
April 2011	20	0	0	0	0	0	0	0	20
April 2010	23	0	0	0	7	0	0	0	30
Stoney Creek City									
April 2011	16	1	16	0	2	0	0	0	35
April 2010	10	0	13	0	1	0	0	0	24
Ancaster City									
April 2011	49	0	0	0	0	0	0	0	49
April 2010	19	2	0	0	0	0	0	0	21
Dundas Town									
April 2011	3	0	0	3	0	0	0	0	6
April 2010	1	0	0	1	0	0	0	0	2
Flamborough									
April 2011	12	2	5	0	0	0	0	0	19
April 2010	5	2	0	0	0	0	0	0	7
Glanbrook									
April 2011	19	0	0	0	0	0	0	0	19
April 2010	9	0	3	0	11	0	0	0	23
City of Burlington									
April 2011	24	6	12	0	0	0	0	124	166
April 2010	9	38	0	0	1	0	0	0	48
Grimsby									
April 2011	5	0	21	3	0	0	0	0	29
April 2010	4	0	4	0	1	0	0	0	9
Hamilton CMA									
April 2011	148	9	54	6	2	0	0	124	343
April 2010	80	42	20	1	21	0	0	0	164
Brant County									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2011	15	2	0	0	3	0	0	0	20
April 2010	12	0	3	0	8	0	0	0	23
Brantford CMA									
April 2011	15	2	0	0	3	0	0	0	20
April 2010	14	0	3	0	8	0	0	0	25

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type April 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Hamilton CMA	117	186	2	32	41	55	59	0	219	273	-19.8
City of Hamilton	71	152	2	12	41	43	59	0	173	207	-16.4
Former Hamilton City	18	35	0	2	11	9	59	0	88	46	91.3
Stoney Creek City	11	7	2	4	8	5	0	0	21	16	31.3
Ancaster City	14	18	0	2	0	0	0	0	14	20	-30.0
Dundas Town	0	5	0	0	0	0	0	0	0	5	-100.0
Flamborough	1	57	0	4	0	29	0	0	1	90	-98.9
Glanbrook	27	30	0	0	22	0	0	0	49	30	63.3
City of Burlington	40	16	0	20	0	12	0	0	40	48	-16.7
Grimsby	6	18	0	0	0	0	0	0	6	18	-66.7
Brantford CMA	20	26	0	2	25	8	0	30	45	66	-31.8
Brant County	7	n/a	0	n/a	0	n/a	0	n/a	7	n/a	n/a
Brantford City	13	22	0	2	25	8	0	30	38	62	-38.7

Table 2.1: Starts by Submarket and by Dwelling Type January - April 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Hamilton CMA	370	523	6	98	66	287	71	377	513	1,285	-60.1
City of Hamilton	261	414	2	20	66	237	71	195	400	866	-53.8
Former Hamilton City	48	96	0	4	19	14	71	195	138	309	-55.3
Stoney Creek City	36	56	2	4	8	13	0	0	46	73	-37.0
Ancaster City	36	79	0	2	3	59	0	0	39	140	-72.1
Dundas Town	2	13	0	0	0	8	0	0	2	21	-90.5
Flamborough	17	80	0	10	4	94	0	0	21	184	-88.6
Glanbrook	122	90	0	0	32	49	0	0	154	139	10.8
City of Burlington	79	49	4	78	0	50	0	182	83	359	-76.9
Grimsby	30	60	0	0	0	0	0	0	30	60	-50.0
Brantford CMA	56	73	0	2	33	48	0	66	89	189	-52.9
Brant County	16	n/a	0	n/a	0	n/a	0	n/a	16	n/a	n/a
Brantford City	40	63	0	2	33	48	0	66	73	179	-59.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Hamilton CMA	41	55	0	0	0	0	59	0
City of Hamilton	41	43	0	0	0	0	59	0
Former Hamilton City	11	9	0	0	0	0	59	0
Stoney Creek City	8	5	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	29	0	0	0	0	0	0
Glanbrook	22	0	0	0	0	0	0	0
City of Burlington	0	12	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	25	8	0	0	0	0	0	30
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	25	8	0	0	0	0	0	30

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	66	287	0	0	0	182	71	195
City of Hamilton	66	237	0	0	0	0	71	195
Former Hamilton City	19	14	0	0	0	0	71	195
Stoney Creek City	8	13	0	0	0	0	0	0
Ancaster City	3	59	0	0	0	0	0	0
Dundas Town	0	8	0	0	0	0	0	0
Flamborough	4	94	0	0	0	0	0	0
Glanbrook	32	49	0	0	0	0	0	0
City of Burlington	0	50	0	0	0	182	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	33	48	0	0	0	0	0	66
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	33	48	0	0	0	0	0	66

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Hamilton CMA	165	257	5	16	59	0	219	273
City of Hamilton	109	203	5	4	59	0	173	207
Former Hamilton City	29	42	0	4	59	0	88	46
Stoney Creek City	21	16	0	0	0	0	21	16
Ancaster City	14	20	0	0	0	0	14	20
Dundas Town	0	5	0	0	0	0	0	5
Flamborough	1	90	0	0	0	0	1	90
Glanbrook	44	30	5	0	0	0	49	30
City of Burlington	40	36	0	12	0	0	40	48
Grimsby	6	18	0	0	0	0	6	18
Brantford CMA	41	36	4	0	0	30	45	66
Brant County	7	n/a	0	n/a	0	n/a	7	n/a
Brantford City	34	32	4	0	0	30	38	62

Table 2.5: Starts by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	425	796	17	294	71	195	513	1,285
City of Hamilton	313	595	16	76	71	195	400	866
Former Hamilton City	59	105	8	9	71	195	138	309
Stoney Creek City	46	73	0	0	0	0	46	73
Ancaster City	36	122	3	18	0	0	39	140
Dundas Town	2	13	0	8	0	0	2	21
Flamborough	21	184	0	0	0	0	21	184
Glanbrook	149	98	5	41	0	0	154	139
City of Burlington	83	141	0	218	0	0	83	359
Grimsby	29	60	1	0	0	0	30	60
Brantford CMA	80	106	9	17	0	66	89	189
Brant County	16	n/a	0	n/a	0	n/a	16	n/a
Brantford City	64	96	9	17	0	66	73	179

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Hamilton CMA	154	100	12	40	58	33	0	0	226	173	30.6
City of Hamilton	124	70	4	4	25	33	0	0	153	107	43.0
Former Hamilton City	22	22	0	0	4	7	0	0	26	29	-10.3
Stoney Creek City	15	14	2	0	16	12	0	0	33	26	26.9
Ancaster City	50	19	0	2	0	0	0	0	50	21	138.1
Dundas Town	6	2	0	0	0	0	0	0	6	2	200.0
Flamborough	12	4	2	2	5	0	0	0	19	6	**
Glanbrook	19	9	0	0	0	14	0	0	19	23	-17.4
City of Burlington	22	20	8	36	12	0	0	0	42	56	-25.0
Grimsby	10	10	0	0	21	0	0	0	31	10	**
Brantford CMA	13	13	2	0	0	8	0	0	15	21	-28.6
Brant County	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Brantford City	13	11	2	0	0	8	0	0	15	19	-21.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Hamilton CMA	495	374	36	68	247	272	0	82	778	796	-2.3
City of Hamilton	380	258	18	10	191	216	0	0	589	484	21.7
Former Hamilton City	59	84	0	2	19	7	0	0	78	93	-16.1
Stoney Creek City	58	40	6	2	72	68	0	0	136	110	23.6
Ancaster City	161	54	0	4	8	37	0	0	169	95	77.9
Dundas Town	10	9	0	0	0	6	0	0	10	15	-33.3
Flamborough	35	24	12	2	80	0	0	0	127	26	**
Glanbrook	57	46	0	0	12	98	0	0	69	144	-52.1
City of Burlington	96	77	18	58	22	16	0	82	136	233	-41.6
Grimsby	19	39	0	0	34	40	0	0	53	79	-32.9
Brantford CMA	76	72	2	2	12	17	0	0	90	91	-1.1
Brant County	35	n/a	0	n/a	0	n/a	0	n/a	35	n/a	n/a
Brantford City	41	42	2	2	12	17	0	0	55	61	-9.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Hamilton CMA	58	33	0	0	0	0	0	0
City of Hamilton	25	33	0	0	0	0	0	0
Former Hamilton City	4	7	0	0	0	0	0	0
Stoney Creek City	16	12	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	5	0	0	0	0	0	0	0
Glanbrook	0	14	0	0	0	0	0	0
City of Burlington	12	0	0	0	0	0	0	0
Grimsby	21	0	0	0	0	0	0	0
Brantford CMA	0	8	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	8	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	247	272	0	0	0	0	0	82
City of Hamilton	191	216	0	0	0	0	0	0
Former Hamilton City	19	7	0	0	0	0	0	0
Stoney Creek City	72	68	0	0	0	0	0	0
Ancaster City	8	37	0	0	0	0	0	0
Dundas Town	0	6	0	0	0	0	0	0
Flamborough	80	0	0	0	0	0	0	0
Glanbrook	12	98	0	0	0	0	0	0
City of Burlington	22	16	0	0	0	0	0	82
Grimsby	34	40	0	0	0	0	0	0
Brantford CMA	0	17	12	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	17	12	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Hamilton CMA	270	153	6	20	0	0	276	173
City of Hamilton	148	88	5	19	0	0	153	107
Former Hamilton City	26	22	0	7	0	0	26	29
Stoney Creek City	31	26	2	0	0	0	33	26
Ancaster City	50	21	0	0	0	0	50	21
Dundas Town	3	1	3	1	0	0	6	2
Flamborough	19	6	0	0	0	0	19	6
Glanbrook	19	12	0	11	0	0	19	23
City of Burlington	42	56	0	0	0	0	42	56
Grimsby	30	9	1	1	0	0	31	10
Brantford CMA	15	13	0	8	0	0	15	21
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	15	11	0	8	0	0	15	19

Table 3.5: Completions by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	752	528	26	186	0	82	778	796
City of Hamilton	565	335	24	149	0	0	589	484
Former Hamilton City	63	86	15	7	0	0	78	93
Stoney Creek City	134	84	2	26	0	0	136	110
Ancaster City	169	64	0	31	0	0	169	95
Dundas Town	7	8	3	7	0	0	10	15
Flamborough	127	26	0	0	0	0	127	26
Glanbrook	65	66	4	78	0	0	69	144
City of Burlington	136	140	0	11	0	82	136	233
Grimsby	51	53	2	26	0	0	53	79
Brantford CMA	78	76	0	15	12	0	90	91
Brant County	35	n/a	0	n/a	0	n/a	35	n/a
Brantford City	43	46	0	15	12	0	55	61

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
April 2011	11	9.2	25	21.0	38	31.9	27	22.7	18	15.1	119	380,000	402,768
April 2010	10	15.2	6	9.1	19	28.8	14	21.2	17	25.8	66	390,900	406,631
Year-to-date 2011	39	11.2	78	22.4	95	27.3	81	23.3	55	15.8	348	382,923	403,692
Year-to-date 2010	31	13.0	34	14.2	62	25.9	43	18.0	69	28.9	239	393,700	427,177
Former Hamilton City													
April 2011	1	5.6	5	27.8	9	50.0	3	16.7	0	0.0	18	377,500	367,786
April 2010	6	28.6	3	14.3	6	28.6	1	4.8	5	23.8	21	359,900	364,068
Year-to-date 2011	5	9.6	9	17.3	25	48.1	10	19.2	3	5.8	52	385,750	386,264
Year-to-date 2010	10	13.2	11	14.5	28	36.8	14	18.4	13	17.1	76	379,950	386,757
Stoney Creek City													
April 2011	0	0.0	3	18.8	6	37.5	5	31.3	2	12.5	16	379,900	462,850
April 2010	0	0.0	2	20.0	5	50.0	3	30.0	0	0.0	10	373,445	376,909
Year-to-date 2011	1	1.7	8	13.8	17	29.3	20	34.5	12	20.7	58	405,900	464,871
Year-to-date 2010	6	15.0	10	25.0	13	32.5	7	17.5	4	10.0	40	359,900	386,893
Ancaster City													
April 2011	6	12.5	12	25.0	15	31.3	10	20.8	5	10.4	48	369,826	375,845
April 2010	0	0.0	1	5.3	4	21.1	6	31.6	8	42.1	19	409,900	476,194
Year-to-date 2011	23	15.6	44	29.9	31	21.1	30	20.4	19	12.9	147	354,700	383,942
Year-to-date 2010	0	0.0	2	3.7	9	16.7	13	24.1	30	55.6	54	458,950	522,016
Dundas Town													
April 2011	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
April 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	--	--
Year-to-date 2010	0	0.0	1	12.5	0	0.0	3	37.5	4	50.0	8	--	--
Flamborough													
April 2011	1	8.3	0	0.0	5	41.7	2	16.7	4	33.3	12	404,490	406,771
April 2010	1	20.0	0	0.0	1	20.0	1	20.0	2	40.0	5	--	--
Year-to-date 2011	4	13.8	2	6.9	10	34.5	5	17.2	8	27.6	29	396,990	400,689
Year-to-date 2010	5	31.3	0	0.0	1	6.3	1	6.3	9	56.3	16	490,000	525,739
Glanbrook													
April 2011	3	15.8	5	26.3	3	15.8	5	26.3	3	15.8	19	372,900	417,409
April 2010	3	33.3	0	0.0	3	33.3	2	22.2	1	11.1	9	--	--
Year-to-date 2011	6	11.3	15	28.3	12	22.6	13	24.5	7	13.2	53	367,514	392,763
Year-to-date 2010	10	22.7	10	22.7	11	25.0	5	11.4	8	18.2	44	353,950	366,684
City of Burlington													
April 2011	0	0.0	0	0.0	0	0.0	2	8.3	22	91.7	24	614,990	1,303,577
April 2010	0	0.0	0	0.0	0	0.0	5	55.6	4	44.4	9	--	--
Year-to-date 2011	0	0.0	0	0.0	1	1.0	14	14.6	81	84.4	96	506,990	894,231
Year-to-date 2010	0	0.0	0	0.0	1	1.4	25	36.2	43	62.3	69	453,990	580,818
Grimsby													
April 2011	2	25.0	3	37.5	2	25.0	0	0.0	1	12.5	8	--	--
April 2010	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	--	--
Year-to-date 2011	2	8.7	12	52.2	7	30.4	1	4.3	1	4.3	23	335,900	357,965
Year-to-date 2010	2	9.1	11	50.0	4	18.2	1	4.5	4	18.2	22	329,900	368,718

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
April 2011	13	8.6	28	18.5	40	26.5	29	19.2	41	27.2	151	394,902	544,254
April 2010	10	12.7	7	8.9	20	25.3	20	25.3	22	27.8	79	405,000	438,825
Year-to-date 2011	41	8.8	90	19.3	103	22.1	96	20.6	137	29.3	467	399,990	502,279
Year-to-date 2010	33	10.0	45	13.6	67	20.3	69	20.9	116	35.2	330	410,990	455,405

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2011	2	5.7	1	2.9	2	5.7	3	8.6	27	77.1	35	420,000	464,706
Year-to-date 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
April 2011	0	0.0	2	13.3	7	46.7	5	33.3	1	6.7	15	289,900	293,247
April 2010	0	0.0	6	50.0	5	41.7	0	0.0	1	8.3	12	247,500	257,192
Year-to-date 2011	0	0.0	6	15.4	15	38.5	11	28.2	7	17.9	39	295,000	313,787
Year-to-date 2010	4	8.0	13	26.0	11	22.0	14	28.0	8	16.0	50	269,900	280,724
Brantford CMA													
April 2011	0	0.0	2	13.3	7	46.7	5	33.3	1	6.7	15	289,900	293,247
April 2010	0	0.0	6	42.9	6	42.9	1	7.1	1	7.1	14	252,500	261,636
Year-to-date 2011	2	2.7	7	9.5	17	23.0	14	18.9	34	45.9	74	325,000	385,168
Year-to-date 2010	4	5.0	13	16.3	13	16.3	20	25.0	30	37.5	80	319,900	374,519

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2011

Submarket	April 2011	April 2010	% Change	YTD 2011	YTD 2010	% Change
Hamilton CMA	544,254	438,825	24.0	502,279	455,405	10.3
City of Hamilton	402,768	406,631	-1.0	403,692	427,177	-5.5
Former Hamilton City	367,786	364,068	1.0	386,264	386,757	-0.1
Stoney Creek City	462,850	376,909	22.8	464,871	386,893	20.2
Ancaster City	375,845	476,194	-21.1	363,942	522,016	-26.5
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	406,771	--	n/a	400,689	525,739	-23.8
Glanbrook	417,409	--	n/a	392,763	366,684	7.1
City of Burlington	1,303,577	--	n/a	894,231	580,818	54.0
Grimsby	--	--	n/a	357,965	368,718	-2.9
Brantford CMA	293,247	261,636	12.1	385,168	374,519	2.8
Brant County	--	n/a	n/a	464,706	n/a	n/a
Brantford City	293,247	257,192	14.0	313,787	280,724	11.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
April 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	714	59.7	1,173	1,548	1,641	71.5	288,397	9.0	299,527
	February	1,067	48.8	1,210	1,588	1,656	73.1	314,656	18.5	313,625
	March	1,365	36.2	1,168	2,095	1,679	69.6	313,372	19.1	314,276
	April	1,490	25.4	1,163	2,350	1,721	67.6	317,909	11.1	311,947
	May	1,406	6.8	1,088	2,180	1,710	63.6	315,647	6.2	304,238
	June	1,305	-16.3	999	1,881	1,612	62.0	314,189	5.7	305,493
	July	965	-26.8	870	1,470	1,492	58.3	309,293	4.3	307,188
	August	978	-10.3	966	1,455	1,541	62.7	299,812	2.9	302,319
	September	1,007	-13.3	1,009	1,779	1,677	60.2	316,556	3.9	311,234
	October	992	-12.2	1,071	1,544	1,749	61.2	305,872	3.2	315,660
	November	953	-6.3	1,072	1,542	1,914	56.0	310,492	0.0	309,989
	December	692	-5.6	1,144	768	1,809	63.2	324,590	13.6	341,516
2011	January	707	-1.0	1,149	1,734	1,817	63.2	325,732	12.9	336,891
	February	1,037	-2.8	1,153	1,794	1,837	62.8	331,741	5.4	330,897
	March	1,345	-1.5	1,138	2,217	1,720	66.2	326,453	4.2	331,737
	April	1,406	-5.6	1,162	2,171	1,744	66.6	339,573	6.8	328,483
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	3,146	45.2		5,231			308,139	16.6	
	Q1 2011	3,089	-1.8		5,745			328,063	6.5	
	YTD 2010	4,636	38.2		7,581			311,279	14.4	
	YTD 2011	4,495	-3.0		7,916			331,663	6.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
April 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	139	46.3	198	280	304	65.1	227,009	12.3	227,720
	February	180	52.5	186	280	290	64.1	229,626	11.6	242,347
	March	202	30.3	174	377	315	55.2	220,518	0.6	218,094
	April	231	32.0	177	373	292	60.6	234,024	11.0	231,132
	May	194	15.5	169	330	283	59.7	225,969	6.0	224,030
	June	199	-10.8	159	352	289	55.0	237,557	5.1	229,660
	July	172	-17.3	157	296	288	54.5	226,279	-3.9	220,843
	August	169	15.0	162	238	238	68.1	232,400	9.5	237,910
	September	167	-7.7	163	294	286	57.0	231,847	1.1	226,942
	October	144	-2.0	172	231	270	63.7	230,180	8.2	232,774
	November	165	-4.6	183	241	281	65.1	223,125	-2.1	220,212
	December	124	31.9	186	117	273	68.1	238,951	1.5	242,831
2011	January	100	-28.1	144	252	276	52.2	231,569	2.0	235,435
	February	149	-17.2	157	244	260	60.4	237,224	3.3	240,470
	March	154	-23.8	141	275	223	63.2	233,840	6.0	235,566
	April	148	-35.9	131	297	261	50.2	233,661	-0.2	230,630
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	521	41.6		937			225,397	7.1	
	Q1 2011	403	-22.6		771			234,527	4.1	
	YTD 2010	752	38.5		1,310			228,047	8.3	
	YTD 2011	551	-26.7		1,068			234,295	2.7	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
April 2011

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	102.0	114.5	374.1	8.8	67.5	829
	February	604	3.60	5.39	102.9	115.1	372.6	8.5	67.0	852
	March	631	3.60	5.85	102.7	115.3	372.0	7.9	66.3	871
	April	655	3.80	6.25	102.6	115.7	368.8	7.8	65.7	874
	May	639	3.70	5.99	103.2	116.2	367.6	8.0	65.5	858
	June	633	3.60	5.89	103.3	116.0	369.0	7.8	65.6	858
	July	627	3.50	5.79	103.0	117.0	371.4	7.8	65.9	861
	August	604	3.30	5.39	103.9	117.0	375.1	7.7	66.4	861
	September	604	3.30	5.39	103.8	117.1	376.3	7.6	66.5	862
	October	598	3.20	5.29	103.8	117.8	375.0	7.5	66.1	858
	November	607	3.35	5.44	104.2	118.0	375.3	6.8	65.6	854
	December	592	3.35	5.19	104.0	117.9	375.6	6.9	65.7	846
2011	January	592	3.35	5.19	103.8	117.8	378	6.6	65.9	841
	February	607	3.50	5.44	103.9	118.0	377.1	6.7	65.7	844
	March	601	3.50	5.34	103.9	119.4	377.2	6.0	65.1	853
	April	621	3.70	5.69		119.9	378.7	5.5	65.0	863
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
April 2011

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.4	114.5	69.5	9.8	72.1	768
	February	604	3.60	5.39	105.0	115.1	69.0	9.2	71.3	776
	March	631	3.60	5.85	105.3	115.3	67.9	9.6	70.4	791
	April	655	3.80	6.25	105.4	115.7	66.6	9.8	69.1	803
	May	639	3.70	5.99	106.0	116.2	65.8	10.0	68.4	796
	June	633	3.60	5.89	106.2	116.0	65.7	8.9	67.4	787
	July	627	3.50	5.79	106.1	117.0	66.2	8.2	67.4	768
	August	604	3.30	5.39	106.4	117.0	66.6	7.6	67.3	777
	September	604	3.30	5.39	106.4	117.1	67.3	7.6	67.9	775
	October	598	3.20	5.29	106.6	117.8	68.1	7.7	68.7	775
	November	607	3.35	5.44	107.0	118.0	68.5	8.3	69.6	767
	December	592	3.35	5.19	107.1	117.9	68.4	8.7	69.7	773
2011	January	592	3.35	5.19	107.4	117.8	68	9.2	69.9	786
	February	607	3.50	5.44	107.9	118.0	67.8	9.2	69.6	796
	March	601	3.50	5.34	108.1	119.4	67.8	9.2	69.5	811
	April	621	3.70	5.69		119.9	67.6	8.9	69.0	823
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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